

**ORDINANCE NO. 031023-Z-5**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2200 PARK BEND DRIVE FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-mixed use-conditional overlay (GO-MU-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No.C14-03-0110, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1A, Block A, Village at Walnut Creek Subdivision, a Resubdivision of subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900225, of the Official Records of Travis County, Texas, (the "Property")

locally known as 2200 Park Bend Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development on the Property may not exceed 65 percent impervious coverage.
2. Development on the Property may not exceed 15 residential units per acre.
3. Development on the Property may not exceed 75 residential units.
4. A 20-foot wide vegetative buffer shall be provided and maintained along the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

5. The following uses are prohibited uses of the Property:

Bed and breakfast (Groups 1&2)	Community recreation (private)
Residential treatment	Community recreation (public)
Guidance services	Counseling services
Safety services	Cultural services
Telecommunication tower	Day care services (limited)
Day care services (general)	Day care services (commercial)
Business or trade school	Business support services
Club or lodge	Communications services
Hospital services (general)	Off-site accessory parking
Personal services	Art and craft studio (limited)
Local utility services	Restaurant (limited)
Private primary educational facilities	Private secondary educational facilities
Software development	Special use historic
Public primary educational facilities	Public secondary educational facilities
Communication service facilities	College or university facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 3, 2003.

**PASSED AND APPROVED**

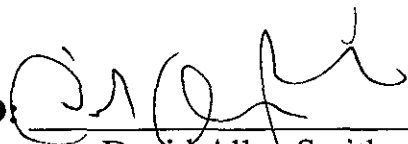
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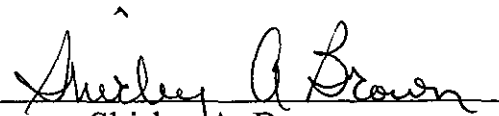
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

